



ESTATE AGENTS



Bourne Firs, Lower Bourne, Farnham, Surrey

Price Guide £850,000

Bourne Firs, Lower Bourne, Farnham, Surrey

This generously proportioned detached home is positioned within a sought-after residential cul-de-sac in Lower Bourne.

The adaptable layout comprises a central entrance hall featuring a cloakroom, a 24' re-fitted kitchen/breakfast room adorned with stylish high gloss units and French doors opening onto the rear garden, a utility room, a spacious dual aspect living room boasting sliding patio doors leading to a balcony with steps down to the rear garden, and a versatile family room/optional fourth bedroom.

Upstairs, there are three additional double bedrooms, complemented by a family bathroom and an en-suite shower room.

The mature, westerly facing rear garden offers a serene retreat, characterized by its expansive lawn area, sizable timber deck, and abundant natural screening providing ample privacy. A driveway to the front of the property affords off-road parking and leads to a detached double garage.

Freehold
Council tax band G

- Four Bedroom Detached
- Split Level Accommodation
- 24' Kitchen/Breakfast Room
- Downstairs Cloakroom
- Ground Floor Fourth Bedroom
- En Suite Shower Room
- Family Bathroom
- First Floor Dual Aspect Sitting Room
- Double Garage
- Cul-de-sac Location



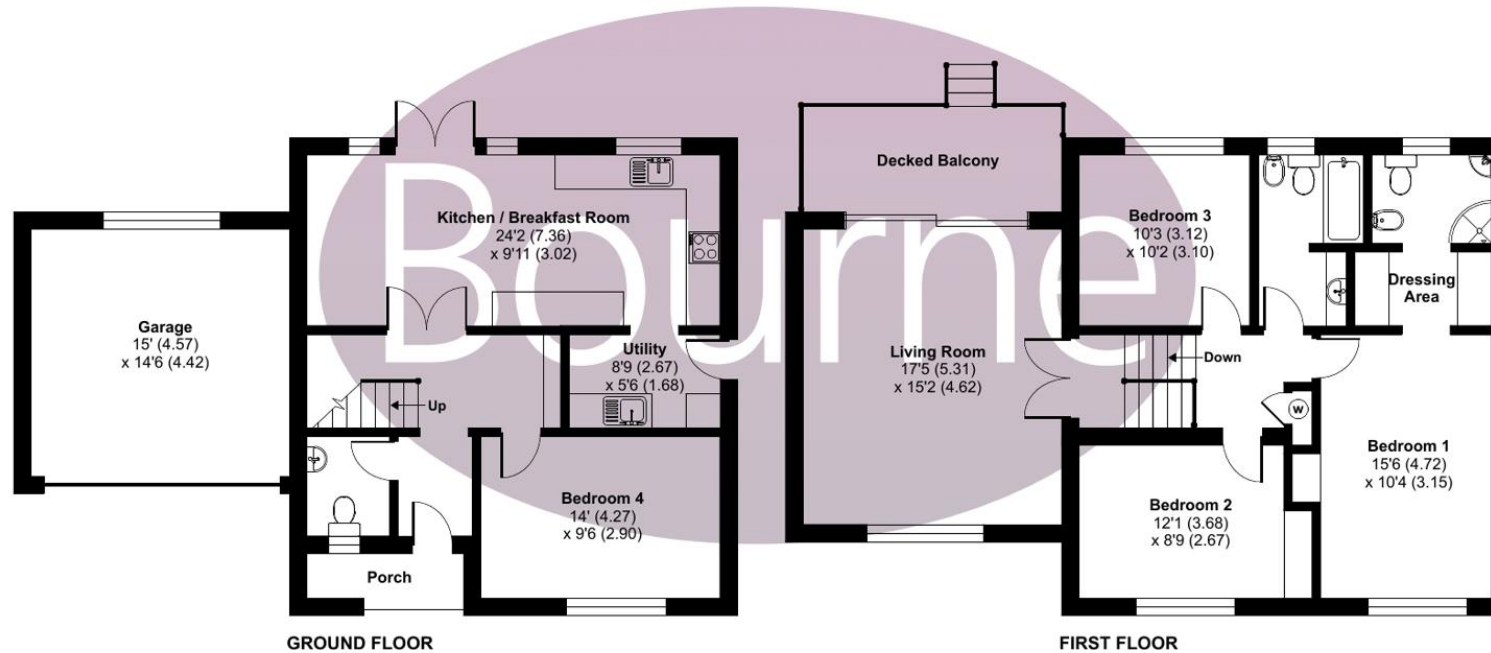
Bourne Firs, Lower Bourne, Farnham, GU10

Approximate Area = 1500 sq ft / 139.4 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1720 sq ft / 159.8 sq m

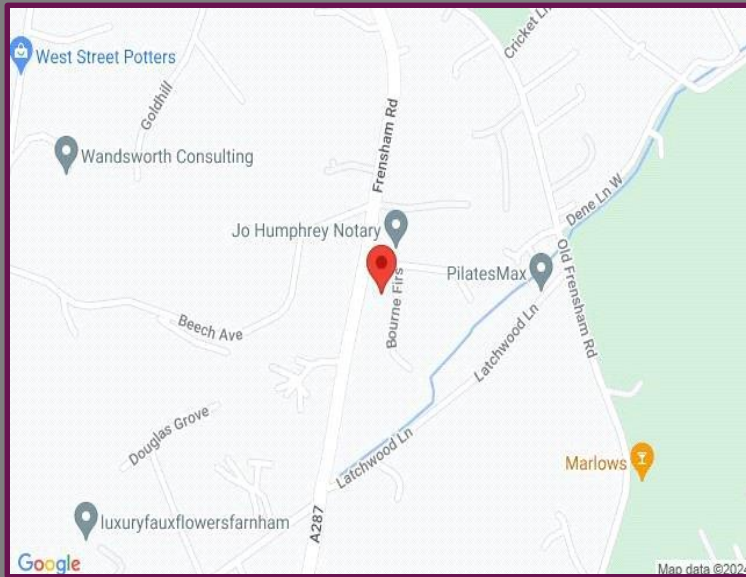
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1111733

Location

Local facilities include the sought after South Farnham Infant School, a general store with post office, chemist, doctors surgery, veterinary clinic, three good local pubs, nursery school, church, Bourne Woods, village green with football and cricket clubs, tennis courts and playground. Within 2 miles there is a butcher, bakery, Tennis and squash club with gym, Weydon School, Farnham Sixth Form College, recreation/playground and mainline station serving London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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